

042.0

Map

0004

Block

0014.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 917,200 /

USE VALUE: 917,200 /

ASSESSed: 917,200 /

Total Card /

Total Parcel

917,200

917,200

917,200

PROPERTY LOCATION

No

Alt No

Direction/Street/City

31

-33

FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FAIR TORY

Owner 2: AXON JOHN

Owner 3:

Street 1: 31 FRANKLIN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: BYRNE DAVID P -

Owner 2: -

Street 1: 31 FRANKLIN STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Wood Shingle Exterior and 3184 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 20 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

4405

Sq. Ft.

Site

0

80.

1.25

1

441,719

441,700

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

4405.000

475,500

441,700

917,200

Total Card

0.101

475,500

441,700

917,200

Total Parcel

0.101

475,500

441,700

917,200

Source: Market Adj Cost

Total Value per SQ unit /Card: 288.07

/Parcel: 288.07

Legal Description

User Acct

29178

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

042.0-0004-0014.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

475,500

0

4,405.

441,700

917,200

Year end

12/23/2021

2021

104

FV

453,900

0

4,405.

441,700

895,600

Year End Roll

12/10/2020

2020

104

FV

453,900

0

4,405.

441,700

895,600

895,600

Year End Roll

12/18/2019

2019

104

FV

354,600

0

4,405.

469,300

823,900

823,900

Year End Roll

1/3/2019

2018

104

FV

354,600

0

4,405.

342,300

696,900

696,900

Year End Roll

12/20/2017

2017

104

FV

332,700

0

4,405.

298,200

630,900

630,900

Year End Roll

1/3/2017

2016

104

FV

332,700

0

4,405.

254,000

586,700

586,700

Year End

1/4/2016

2015

104

FV

296,700

0

4,405.

248,500

545,200

545,200

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

BYRNE DAVID P

46519-322

11/22/2005

522,500

No

No

20611-416

6/1/1990

195,000

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

6/30/2016

904

Solar Pa

2,000

1/10/2014

23

Manual

6,000

O

8/8/2013

1200

Manual

9,000

C

10/5/2008

1290

Manual

13,700

insulate porch & o

ACTIVITY INFORMATION

Date

Result

By

Name

5/5/2014

Inspected

PC

PHIL C

3/5/2014

Info Fm Prmt

EMK

Ellen K

1/9/2014

Info Fm Prmt

EMK

Ellen K

1/6/2009

Meas/Inspect

345

PATRIOT

2/21/2006

MLS

HC

Helen Chinal

3/1/2000

Measured

268

PATRIOT

11/1/1981

CM

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

More: N Total Yard Items: Total Special Features: Total: